



18 The Sandwharf, Jim Driscoll Way, Cardiff

£170,000 Leasehold

Council Tax band: E

Tenure: Leasehold

ENTRANCE HALL

Entered via a wooden door with a security spyhole. Wall-mounted intercom system. Carpeted flooring. Storage cupboard housing the hot water tank. Doors to all rooms and stairs leading to first floor.

BEDROOM ONE

10' 11" x 10' 2" (3.32m x 3.11m)

Double glazed uPVC windows. Double bedroom. Carpeted flooring. Built in wardrobe. Pendant light fitting. Wall mounted electric heater.

BEDROOM TWO

9' 7" x 7' 10" (2.93m x 2.40m)

A second double bedroom. Double glazed uPVC windows. Carpeted flooring. Pendant light fitting. Wall mounted electric heater.

BATHROOM

6' 3" x 5' 7" (1.90m x 1.70m)

Three piece suite comprising: Panelled bath with mixer tap and mains-fed shower attachment. Vanity-enclosed wash hand basin with mirror over. W.C. Heated towel rail. Shaver point. Tiled walls and flooring. Pendant light fitting. Extractor fan.

FIRST FLOOR

KITCHEN/DINING/LIVING ROOM

25' 0" x 14' 1" (7.63m x 4.30m)

Open plan living/dining area featuring double-glazed uPVC window offering stunning water and garden views and an abundance of natural light. Tiled flooring. Wall-mounted storage heaters. Open-plan living leading to a fitted kitchen with a range of wall and base units and work surfaces incorporating a stainless steel sink. Integrated oven with four-ring electric hob with retractable extractor hood, plus space and plumbing for washing machine, fridge freezer and dishwasher. Carpeted/tiled flooring. Stairs leading to ground floor.

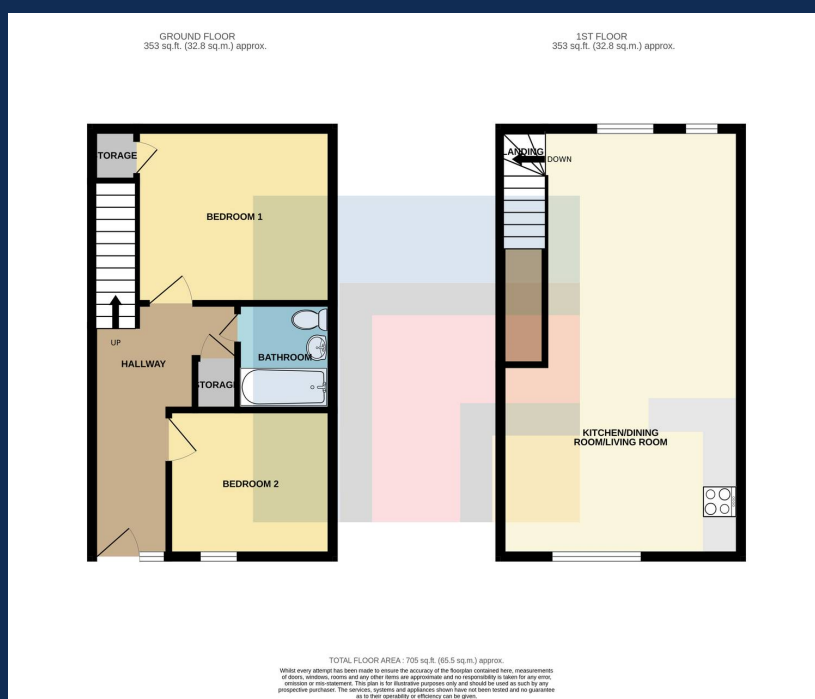
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2002. Service charges of £2386 per annum, which includes water rates, building insurance, lift maintenance, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure coded-accessed bike storage, secure fob access to an allocated undercroft parking space and visitor parking. Ground rent £95 per annum.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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